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**UNIT H, YEOMANS INDUSTRIAL PARK, YEOMANS WAY,
BOURNEMOUTH, BH8 0BQ**

TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET
5,654 TO 6,714 SQ FT (525.27 TO 623.75 SQ M)

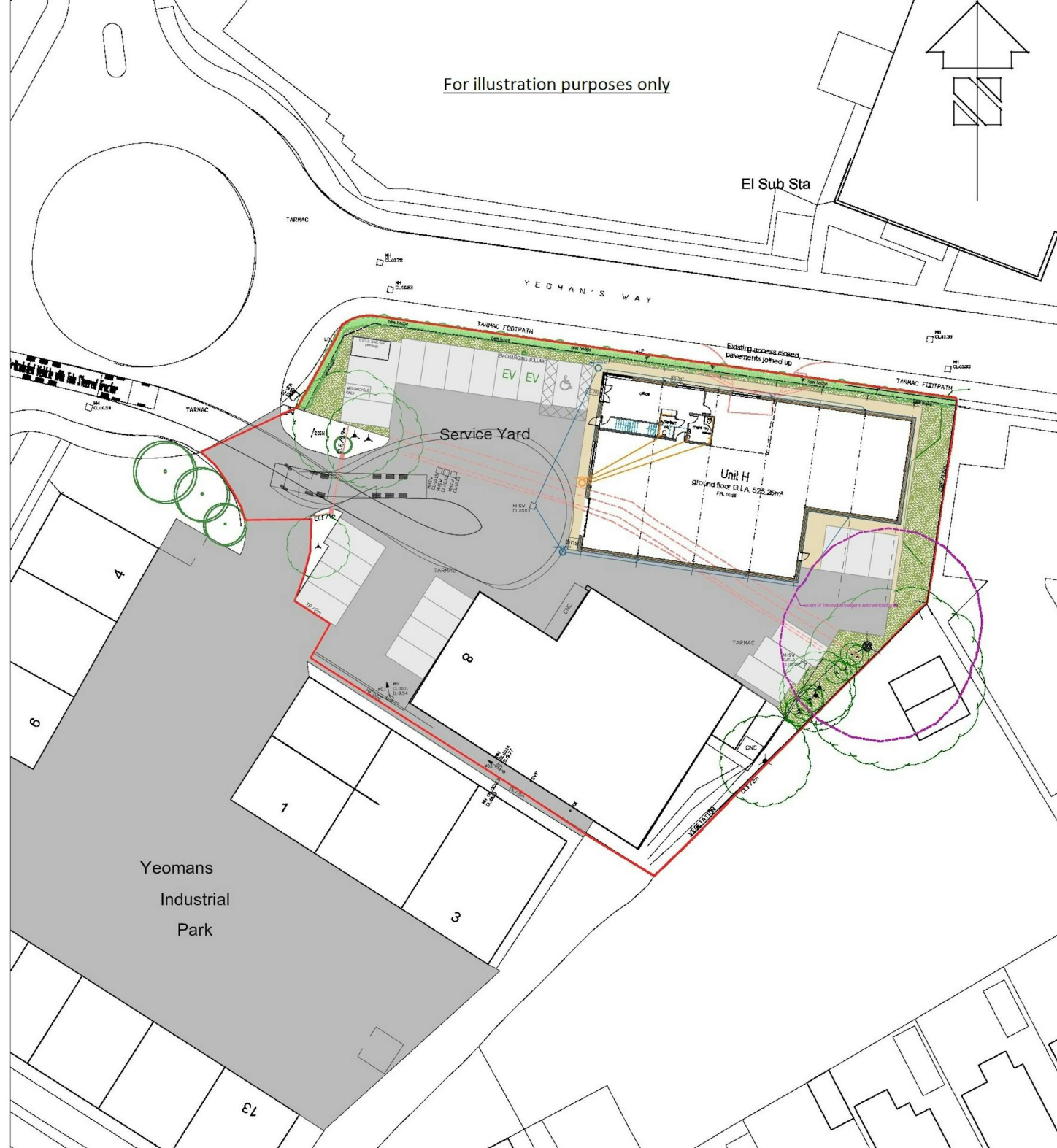


Summary

TO LET – BRAND NEW DETACHED TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT

| | |
|-----------------------|--|
| Available Size | 5,654 to 6,714 sq ft |
| Rent | £13.50 per sq ft exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings. |
| Business Rates | To be assessed following completion. |
| Legal Fees | Each party to be responsible for their own legal costs. |
| EPC Rating | Target A / A+ |

- Brand new detached trade counter / industrial / warehouse unit
- To be built
- Planning consent granted
- Located close to other trades including Rexel, Screwfix, Toolstation and Howdens
- Located by Castlepoint shopping centre



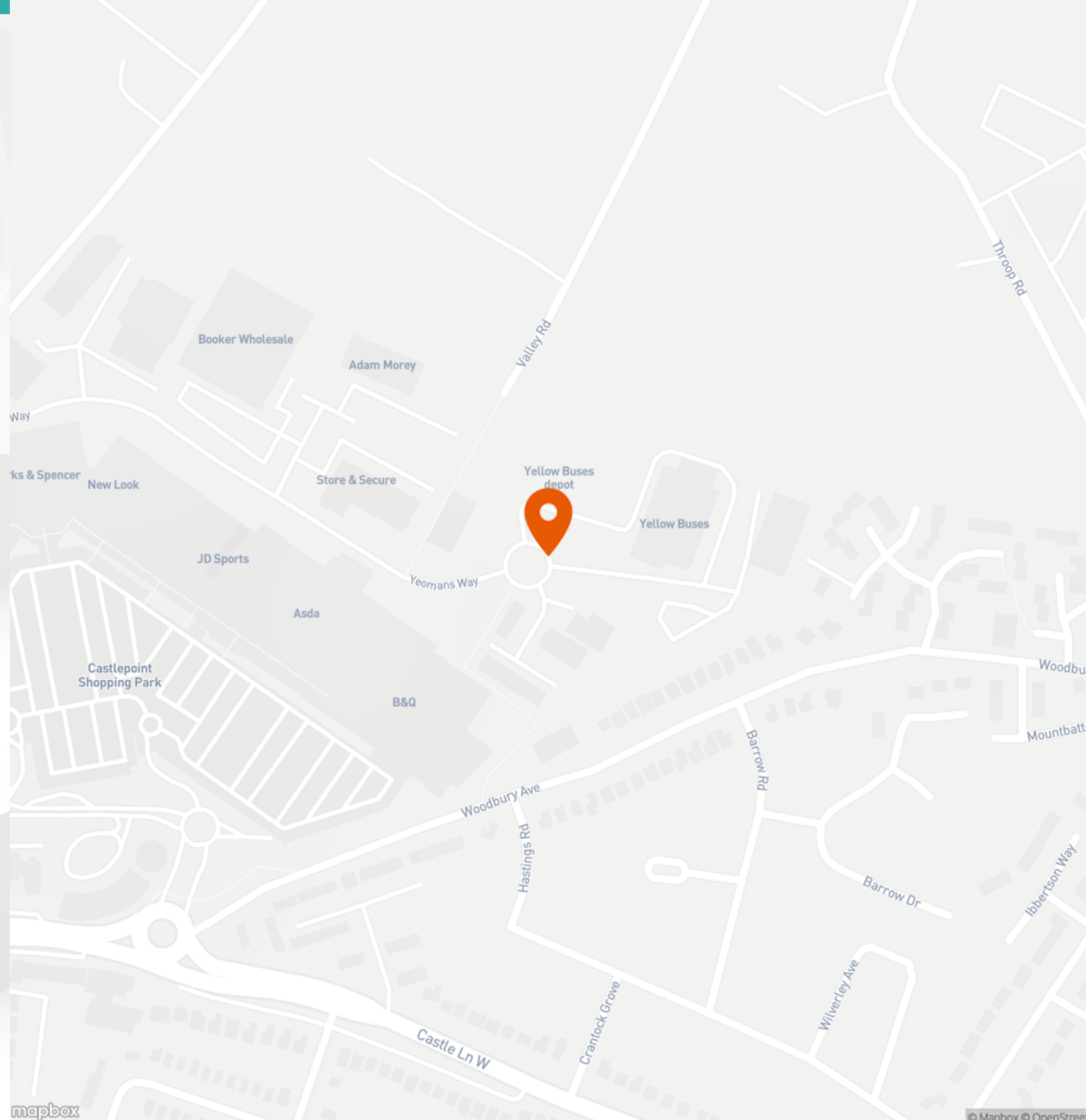
Location



**Unit H, Yeomans Industrial
Park Yeomans Way,
Bournemouth, BH8 0BQ**

Yeomans Industrial Park is located on Yeomans Way which benefits from a number of trade occupiers including Screwfix, Toolstation, Howdens and Rexel in addition to other occupiers such as Bookers and National Express.

Yeomans Industrial Park is adjacent to Castlepoint Shopping Centre and is accessed from Yeomans Road off Castle Lane West/Mallard Road. Castle Lane West provides direct access to the A338 Wessex Way, connecting with the A31.



Further Details

Description

Planning consent has been granted for a detached trade counter/industrial/warehouse unit to be built in accordance with the following brief specification:

- Brick outer, block work inner wall construction with steel cladding to the upper elevations
- Insulated steel clad pitched roof incorporating 10% daylight panels and 20% PV panels.
- Steel portal frame
- Feature glazed panel to the front elevation
- Double glazed windows at ground and first floor in front and side elevation
- Internal eaves height 7.6m (6.8m haunch height)
- Power floated concrete floor with loading capacity of 30Kn/m²
- Aluminium glazed personnel door
- Ground floor trade counter area
- First floor offices (optional)
- Male and female W.C facilities
- Roller shutter loading door measuring approx. 3.9m W x 5.3m H
- 2 x EV charging points
- 11 allocated car parking spaces (including disabled space) plus motorcycle and cycle parking

Terms

Available by way of a new full repairing and insuring lease incorporating periodic upward only, open market rent reviews.

VAT

The property has been elected for VAT therefore it is applicable.

Planning Consent

Planning consent has been granted for the construction of a detached commercial unit for Class E(g)(iii) (light industrial process which can be carried out in any residential area without causing detriment to the amenity of the area) use and/or B8 use with optional ancillary trade counter. No deliveries shall be received or dispatched from the site outside the hours of 07:00 to 19.00 Monday to Saturday nor at any time on Sundays, Bank or Public Holidays unless otherwise agreed by the Local Planning Authority.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 5,654 | 525.27 | Available |
| 1st | 1,060 | 98.48 | Available |
| Total | 6,714 | 623.75 | |

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner, together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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